

July 14, 2003

Honorable Board of Supervisors, County of Los Angeles  
Kenneth Hahn Hall of Administration, Room 383  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**ZONE CHANGE CASE NO. 02-218-(2)  
CONDITIONAL USE PERMIT CASE NO. 02-218-(2)  
VESTING TENTATIVE TRACT MAP NO. 53937  
PETITIONER: J.C.C. HOMES  
3480 TORRANCE BOULEVARD, SUITE 300  
TORRANCE, CA 90503  
CARSON ZONED DISTRICT  
SECOND SUPERVISORIAL DISTRICT (3-VOTE)**

**IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING:**

1. Consider the Mitigated Negative Declaration for Zone Change Case No. 02-218-(2), Conditional Use Permit Case No. 02-218-(2) and Vesting Tentative Tract Map No. 53937, together with any comments received during the public review process, find on the basis of the whole record before the Board that there is no substantial evidence the project will have a significant effect on the environment with the implementation of the required mitigation measures, find the Mitigated Negative Declaration reflects the independent judgment and analysis of the Board, and adopt the Mitigated Negative Declaration.
2. Instruct County Counsel to prepare the ordinance to change the zone within the Carson Zoned District as recommended by the Regional Planning Commission (Zone Change Case No. 02-218-(2)).
3. Instruct County Counsel to prepare the necessary findings to affirm the Regional Planning Commission's approval of Conditional Use Permit Case No. 02-218-(2) and Vesting Tentative Tract Map No. 53937.

## **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

- Update the zoning on the subject property to allow the property owner to develop the property with a single-family residential project that is compatible with the existing surrounding uses.
- Establish development standards that ensure future development on the subject property will be compatible with the goals and policies of the General Plan.

### **Implementation of Strategic Plan Goals**

The County's Strategic Plan goal of service excellence is achieved through the timely, accurate and efficient processing of the project. The proposed zone change, conditional use permit, and vesting tentative tract map promote the goal of fiscal integrity because the proposed residential development will increase the county's revenue base.

| The zone change, conditional use permit, and vesting tentative tract map also promote the County's vision for improving the quality of life in Los Angeles County. The project allows for the provision of critically needed housing.

## **FISCAL IMPACT/FINANCING**

Adoption of the proposed zone change and approval of the conditional use permit and vesting tentative tract map should not result in any new significant costs to the County or to the Department of Regional Planning; no request for financing is made.

## **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

On March 19, 2003, the Regional Planning Commission conducted a concurrent public hearing on Zone Change and Conditional Use Permit Case Nos. 02-218-(2) and Vesting Tentative Tract Map No. 53937. The requests before the Commission were: 1) zone change from the existing MPD (Industrial Planned Development Zone) to R-2-DP (Two-Family Residential-Development Program Zone) on the 9.33 acre project site, 2) a conditional use permit to ensure compliance with requirements of the proposed development program zone, and 3) Vesting Tentative Tract Map No. 53937 to create 112 new detached condominiums. The Regional Planning Commission voted to recommend approval of the requested zone change and to approve the conditional use permit and vesting tentative tract map at their May 14, 2003 meeting.

However, after the Commission's action, it was determined that soil contamination had been detected on the project site which had not been addressed in the Mitigated Negative Declaration. The Mitigated Negative Declaration was revised to include the soil contamination and incorporate mitigation measures to reduce potential impacts to less than significant levels. The Mitigated Negative Declaration was re-circulated and a new public hearing conducted on July 2, 2003. The Regional Planning Commission voted to recommend approval of the requested zone change and to approve the conditional use

permit and vesting tentative tract map at their July 9, 2003 meeting.

Pursuant to subsection C of Section 21.56.010 and subsection B.2 of Section 22.60.230 of the County Code, the conditional use permit and vesting tentative tract map are deemed to be called for review/appealed by your Board and shall be considered concurrently with the recommended zone change. A public hearing is required pursuant to Section 22.60.240 of the County Code and Sections 65355, 65453 and 66452.5 of the Government Code. Notice of the hearing must be given pursuant to the procedures set forth in Section 22.60.174 of the County Code. These procedures exceed the minimum standards of Government Code Sections 6061, 65090, and 65355 relating to notice of public hearing.

Deleted:

### **ENVIRONMENTAL DOCUMENTATION**

An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et.seq.) and the environmental document reporting procedures and guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on noise, water quality, cultural resources, traffic, visual qualities and environmental safety. Prior to the release of the proposed Mitigated Negative Declaration and Initial Study for public review, the applicant made or agreed to revisions in the project that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The Initial Study and project revisions showed that there is no substantial evidence, in light of the whole record before the Commission, that the project as revised may have a significant effect on the environment. Based on the Initial Study and project revisions, the Department of Regional Planning has prepared a Mitigated Negative Declaration for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program prepared for the project.

### **IMPACT ON CURRENT SERVICES OR (OR PROJECTS)**

Action on the project is not anticipated to have a negative impact on current services.

Respectfully Submitted,

DEPARTMENT OF REGIONAL PLANNING  
James E. Hartl, AICP, Director of Planning

Frank Meneses, Acting Administrator  
Current Planning Division

FM:EMF:al

Attachments: Board Resolution, Legal Descriptions, Commission Resolution, Findings & Conditions, Commission Staff Report & Attachments, Zone Change Map, Vesting Tentative Tract Map, Exhibit "A"

C: Chief Administrative Officer  
County Counsel  
Assessor  
Director, Department of Public Works

**A RESOLUTION OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
RELATING TO ZONE CHANGE CASE NO. 02-218-(2)**

**WHEREAS**, the Regional Planning Commission of the County of Los Angeles has conducted a public hearing in the matter of Zone Change Case No. 02-218-(2) on March 19, 2003 and July 2, 2003; and

**WHEREAS**, the Regional Planning Commission finds as follows:

1. The subject property is a 9.33-acre site located at 21000 South Normandie Avenue in the Carson Zoned District.
2. The subject property is irregular in shape with level terrain. There are currently three industrial buildings located on the project site used by Boeing for warehousing, research and development. The buildings will be removed to accommodate the proposed development.
3. Access to the site will be provided from Normandie Avenue.
4. Zone Change Case No. 02-218-(2) is a request for a change of zone from MPD (Industrial Planned Development) to R-2-DP (Two-family residence, Development Program Zone) on the subject property. The Development Program designation will ensure that development occurring after rezoning will conform to approved plans and will ensure compatibility with the surrounding area. As applied to this case, the conditional use permit will restrict the development of the re-zoned site to the proposed residential development as shown on the site plan marked Exhibit "A". No other development is permitted on the property unless a new conditional use permit is first obtained.
5. Zone Change Case No. 02-218-(2) was heard concurrently with Vesting Tentative Tract Map No. 53937, and Conditional Use Permit Case No. 02-218-(2) at the March 19, 2003 and July 2, 2003 public hearing.
6. Vesting Tentative Tract Map No. 53937 is a related request to create one residential lot for development with 112 new detached condominiums on the 9.33-acre subject property. Conditional Use Permit Case No. 02-218-(2) is a related request to authorize the residential development in compliance with the requirements of the proposed R-2-DP Zone. Approval of the tentative tract map and conditional use permit will not become effective unless and until the Board of Supervisors has adopted an ordinance effecting the proposed change of zone and such ordinance has become effective.
7. The site plan for the Tentative Tract Map and Conditional Use Permit, labeled Exhibit "A", depicts 112 detached single-family condominiums with attached

garages, an approximately 6,500 square feet recreation area, and 78 guest parking spaces distributed throughout the project site.

8. The project site is currently zoned MPD (Industrial Planned Development). The current MPD zoning on the subject property became effective September 5, 1992 following the adoption of Ordinance Number 92-0083 (Zoning Case No. 91309) to change the zoning from M-2 to MPD in recognition of the need to address the incompatibility of industrial uses adjacent to residences.
9. Surrounding zoning is MPD (Industrial Planned Development) to the north and south and R-1-5000 (single-family residence-5000 square feet minimum lot area) to the east. Single-family residential zoning in the City of Los Angeles is located to the west. Further north are properties zoned R-2 and C-3 and further south are R-1-5,000 zoned properties.
10. To the north of the project site are various industrial and commercial uses. Single-family residences are located to the east and west and a mobile-home park surrounded by single-family residences is located to the south.
11. The Regional Planning Commission previously considered the proposed zone change at a public hearing held on March 19, 2003 and recommended approval of the zone change to the Board of Supervisors on May 14, 2003. However, on May 21, 2003, the Regional Planning Commission reconsidered its action and rescinded its recommendation based on new evidence indicating that soil contamination had been detected on the project site. It was determined that the Initial Study and Mitigated Negative Declaration previously prepared for the project should be revised to reflect the discovery of on-site soil contamination and to incorporate mitigation measures to reduce potential impacts on environmental safety to less than significant levels. The Mitigated Negative Declaration was revised and re-circulated and a public hearing was held on July 2, 2003 for the Regional Planning Commission to consider the proposed zone change.
12. The Regional Planning Commission received oral and written testimony regarding the proposed zone change.
13. The property is depicted within the Urban 1 Low Density Residential land use category of the Los Angeles Countywide General Plan Land Use Policy Map. This land use category allows one to six dwelling units per acre. However, General Plan policies support "infill" residential development at slightly higher densities subject to satisfaction of specified criteria. The proposed R-2-DP zoning would allow 162 dwelling units per acre at a location that is capable of meeting the criteria to support the proposed density as residential infill.
14. The proposed zone change from MPD to R-2-DP is consistent with the goals and policies of the Countywide General Plan in that it will increase the supply and

diversity of housing, and promote infill development and the efficient use of land through a more concentrated pattern of urban development.

15. The requested zone change to R-2-DP is necessary to authorize the proposed use of the subject property. Pursuant to Section 22.32.150 of the Los Angeles County Code, the proposed residential development is not allowed in the MPD zone because the zone permits nonresidential and planned industrial uses. The related development project may be authorized in the proposed R-2-DP zoning classification pursuant to Section 22.40.040 of the County Code, which provides that property in a DP zone may be used for any use permitted in the basic zone, subject to the conditions and limitations of the conditional use permit and approved development program contained therein. Single-family residences are permitted in the R-2 zone by Section 22.20.070 of the County Code. The density of 112 dwelling units is consistent with the proposed R-2-DP zone, which would allow a maximum of 162 dwelling units on the subject property.
16. Modified conditions warrant a revision in the zoning of the subject property. Since the original M-2 industrial zoning was established, the area has changed from a predominantly agricultural to a primarily residential community with some commercial and industrial uses. The area currently has limited potential for industrial growth due to existing and emerging land use development patterns. The proposed zone change is consistent with the prior down-zoning in the area.
17. A need for the proposed zone classification exists within the community because the property is not necessary for industrial use or suitable for future industrial growth and development, and it is not compatible with adjacent residential uses. The Countywide General Plan recognizes the limited supply of prime land available for housing.
18. The subject property is a proper location for the proposed R-2-DP zoning classification and placement of the proposed zone at such location will be in the interest of public health, safety and general welfare, and in conformity with good zoning practice because the site has access to all necessary services and facilities and is of sufficient size and shape to accommodate residential development at R-2 densities. The proposed residential zoning is compatible with existing adjacent residential uses and surrounding residential zoning. Moreover, the proposed zoning classification will be consistent with the Countywide General Plan.
19. Compatibility with surrounding land uses will be further ensured through the conditions of approval of the related conditional use permit and development program contained therein.
20. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et.seq.) and the environmental document reporting procedures and guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on

noise, water quality, cultural resources, traffic, visual qualities and environmental safety. Prior to the release of the proposed Mitigated Negative Declaration and Initial Study for public review, the applicant made or agreed to revisions in the project that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The Initial Study and project revisions showed that there is no substantial evidence, in light of the whole record before the Commission, that the project as revised may have a significant effect on the environment. Based on the Initial Study and project revisions, the Department of Regional Planning has prepared a Mitigated Negative Declaration for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program prepared for the project.

**NOW THEREFORE BE IT RESOLVED**, that the Regional Planning Commission of the County of Los Angeles recommends that the Board of Supervisors:

1. Hold a public hearing to consider Zone Change Case No. 02-218-(2), a proposed change of zone from MPD (Industrial Planned Development) to R-2-DP (Two-Family Residence Development Program Zone) on 9.33 acres.
2. Certify completion of and approve the attached Mitigated Negative Declaration and Mitigation Monitoring Program, and determine that Zone Change Case No. 02-218-(2) will not have a significant effect upon the environment.
3. Find the recommended zoning is consistent with the goals, policies and programs of the Los Angeles County General Plan.
4. Find that the public convenience, the general welfare and good zoning practice justify the recommended change of zone.
5. Adopt recommended Zone Change Case No. 02-218-(2), changing the zoning classification on the property as depicted on the attached Exhibit and described hereinabove.

I hereby certify that the foregoing resolution was adopted by a majority of the voting members of the Regional Planning Commission of the County of Los Angeles on **July 9, 2003**.

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Rosie Ruiz, Secretary  
County of Los Angeles

## Regional Planning Commission

**FINDINGS OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
FOR VESTING TENTATIVE TRACT MAP NO. 53937**

1. The Los Angeles County Regional Planning Commission conducted a duly noticed public hearing in the matter of Vesting Tentative Tract Map No. 53937 on March 19, 2003 and July 2, 2003.
2. The applicant is proposing to construct a residential development on the subject property.
3. Vesting Tentative Tract Map No. 53937 is a proposal to create one multi-family lot for development with 112 new detached condominiums on the subject property.
4. The subject site is located at 21000 South Normandie Avenue in the Carson Zoned District.
5. The irregularly shaped property is 9.33 net acres (9.59 gross acres) in size with level topography. The site is currently developed with three industrial buildings previously owned by Boeing for research and development and manufacturing uses. These buildings will be removed to accommodate the proposed development.
6. The project site is currently zoned MPD (Industrial Planned Development). The zoning was established by Ordinance No. 92-0083 which became effective on September 5, 1992. Concurrent with this approval, however, the Commission has recommended that the Board of Supervisors approve Zone Change Case No. 02-218-(2). If approved by the Board of Supervisors, the subject property will be zoned R-2-DP (Two-Family Residence-Development Program Zone).
7. Surrounding zoning is MPD (Industrial Planned Development) to the north and south and R-1-5000 (single-family residence-5000 square feet minimum lot area) to the east. Property to the west is located within the City of Los Angeles and zoned single-family residential. Further north are properties zoned R-2 and C-3 and further south are R-1-5,000 zoned properties.
8. Properties to the north of the project site are used for various commercial and industrial purposes. Single-family residences are located to the east and west and a mobile-home park surrounded by single-family residences is located to the south.
9. The proposed project is consistent with the requested R-2-DP zoning classification. Pursuant to Section 22.40.040 of the County Code, property in a DP zone may be used for any use permitted in the basic zone, subject to the conditions and limitations of the conditional use permit and approved development program contained therein. Single-family residences are permitted in the R-2 zone, pursuant to Section 22.20.170 of the County Code. The project density of 112 dwelling units

is consistent with the proposed R-2 zone, which would allow a maximum of 162 dwelling units on the subject property.

10. The property is depicted within the Urban 1 Low Density Residential land use category (density of one to six dwelling units per acre) of the Los Angeles Countywide General Plan Land Use Policy Map. This land use designation would allow a maximum of 57 dwelling units on the site. The density of the proposed residential development, approximately 11.67 dwelling units per acre, exceeds the density allowed under the Low Density Residential land use classification. However, general plan policies also support concentrated “infill” residential development. The project’s higher density is consistent with the residential infill policy of the General Plan since it meets the following criteria:
  1. The proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community since the surrounding area has a variety of residential, industrial and commercial uses. Surrounding residential densities range from 6 dwelling units per acre and up to 26 dwelling units per acre in the adjacent mobile-home park.
  2. The proposed project site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses. Such features include detached condominiums with front, side and rear yards for each home which are comparable to the development pattern of nearby single-family residences. As depicted on the conceptual landscape plan, extensive landscaping is provided and trees will be planted on the northern boundary of the project to provide a buffer from the adjacent industrial use. The project will also provide a 6,500 square feet recreation area consisting of a pool, spa, cabana, and tot lot.
  3. The proposed project will not overburden existing public services and facilities, as described in the Mitigated Negative Declaration prepared for the project.
  4. The proposed use will not disrupt or adversely impact local traffic and parking conditions. A total of 327 parking spaces will be provided on-site. There are two covered parking spaces and one uncovered space for each three-story condominium, two covered parking spaces for each two-story condominium, and 78 guest parking spaces, which substantially exceeds the County guest parking requirement of one guest space for every four dwelling units. The Mitigated Negative Declaration prepared for the project concludes that the proposed residential development will not adversely affect local traffic conditions since the applicant will contribute the required pro rata share for traffic improvements.

5. Compatibility of the proposed project with surrounding uses, in terms of scale, intensity and design, is ensured through specific site plan review. The applicant has submitted an Exhibit "A" depicting a residential development that is compatible with the character, scale and design of the surrounding neighborhood.
11. The Regional Planning Commission finds the proposed project and the provisions for its design and improvement are consistent with the goals and policies of the Los Angeles County General Plan. The project provides a range of housing types, increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development.
12. Vesting Tentative Tract Map No. 53937 was heard concurrently with Zone Change Case No. 02-218-(2) and Conditional Use Permit Case No. 02-218-(2). Approval of Vesting Tentative Tract Map No. 53937 will not become effective unless and until the Board of Supervisors has adopted an ordinance effecting the change of zone and such ordinance has become effective.
13. Conditional Use Permit Case No. 02-218-(2) is a related request to authorize construction of 112 new detached condominiums on the project site in compliance with the requirements of the proposed R-2-DP Zone.
14. The Regional Planning Commission previously considered the proposed development at a public hearing held on March 19, 2003 and approved the Vesting Tentative Tract Map No. 53937 on May 14, 2003. However, on May 21, 2003, the Regional Planning Commission reconsidered its action and rescinded its recommendation based on new evidence indicating that soil contamination had been detected on the project site. It was determined that the Initial Study and Mitigated Negative Declaration previously prepared for the project should be revised to reflect the discovery of on-site soil contamination and to incorporate mitigation measures to reduce potential impacts on environmental safety to less than significant levels. The Mitigated Negative Declaration was revised and re-circulated and a public hearing was held on July 2, 2003 for the Regional Planning Commission to consider the proposed Tentative Tract Map No. 53937.
15. At the public hearing, the Regional Planning Commission received oral and written testimony regarding the proposed development.
16. Correspondence was received from a constituent requesting that construction vehicles be prohibited from accessing the subject property from 210<sup>th</sup> Street and that there be a permanent restriction on access for emergency vehicles only from 210<sup>th</sup> Street.
17. After considering the testimony presented, the Commission finds that the Covenants, Conditions and Restrictions for the project shall be required to include disclosure of the existing adjacent industrial zoning, uses and impacts, and

disclosure of a formula for long-term reserve fund requirements. The Commission also finds that the following conditions shall be included as conditions of approval: 1) complete remediation of any on-site contamination resulting from the prior industrial use, 2) construct an eight foot wall on the southern property line, 3) require graffiti removal within 24 hours, and 4) submit a parking management plan.

18. Access to the proposed development will be provided from the west via Normandie Avenue, a secondary highway. A driveway system linking Normandie Avenue to the west and 210<sup>th</sup> Street to the east will serve the proposed development. Access from 210<sup>th</sup> Street will be restricted to emergency vehicles only.
19. The proposed development is compatible with surrounding land use patterns. Residential development surrounds the subject property to the east, west and south.
20. The site is physically suitable for the type of development and density being proposed, since the property is relatively level and has adequate building sites to be developed in accordance with the County grading ordinance, has access to a County-maintained street, will be served by public sewers, will be provided with water supplies and distribution facilities to meet anticipated domestic and fire protection needs; and will have flood hazards and geological hazards mitigated in accordance with the requirements of the Department of Public Works.
21. The design of the subdivision and the type of improvements proposed will not cause serious public health problems, since sewage disposal, storm drainage, fire protection, and geological and soils factors are addressed in the conditions of approval.
22. The design of the subdivision and the proposed improvements will not cause substantial environmental damage or substantial and avoidable injury to fish or wildlife or their habitat. The subject property is not located in a Significant Ecological Area and does not contain any stream courses or high value riparian habitat.
23. The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities therein.
24. The division and development of the property in the manner set forth on this map will not unreasonably interfere with the free and complete exercise of public entity and/or public utility rights-of-way and/or easements within this map, since the design and development as set forth in the conditions of approval and shown on the tentative map, provide adequate protection for any such easements.
25. Pursuant to Article 3.5 of the Subdivision Map Act, the proposed subdivision does not contain or front upon any public waterway, river, stream, coastline, shoreline, lake or reservoir.

26. The discharge of sewage from this land division into the public sewer system will not violate the requirements of the California Regional Water Control Board pursuant to Division 7 (Commencing with Section 13000) of the California Water Code.
27. The housing and employment needs of the region were considered and balanced against the public service needs of local residents and available fiscal and environmental resources when the project was determined to be consistent with the Countywide General Plan.
28. This tract map has been submitted as a "Vesting" Tentative Tract Map. As such, it is subject to the provisions of Sections 21.38.010 through 21.38.080 of the Los Angeles County Code (Subdivision Ordinance).
29. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et.seq.) and the environmental document reporting procedures and guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on noise, water quality, cultural resources, traffic, visual qualities and environmental safety. Prior to the release of the proposed Mitigated Negative Declaration and Initial Study for public review, the applicant made or agreed to revisions in the project that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The Initial Study and project revisions showed that there is no substantial evidence, in light of the whole record before the Commission, that the project as revised may have a significant effect on the environment. Based on the Initial Study and project revisions, the Department of Regional Planning has prepared a Mitigated Negative Declaration for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program prepared for the project.
30. After consideration of the attached Mitigated Negative Declaration together with any comments received during the public review process, the Regional Planning Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project will have a significant effect on the environment, finds the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Mitigated Negative Declaration and Mitigation Monitoring Program for the project.

**THEREFORE**, in view of the findings of fact and conclusions presented above, Vesting Tentative Tract Map No. 53937 is approved subject to the attached conditions established by the Regional Planning Commission and recommended by the Los Angeles County Subdivision Committee, and further subject to approval by the Board of Supervisors of Zone Change Case No. 02-218.

**DEPARTMENT OF REGIONAL PLANNING  
VESTING TENTATIVE TRACT MAP NO. 53937**

**Map Date: 10-23-2002**

**CONDITIONS:**

1. Conform to the applicable requirements of Titles 21 and 22 of the Los Angeles County Code (Subdivision and Zoning Ordinances) including the requirements of the R-2-DP zone, and all conditions of approval for Conditional Use Permit Case No.02-218-(2).
2. Recordation of the final map is contingent upon the effectuation of an ordinance changing the zoning on the property from MPD to R-2-DP as recommended under Zone Change Case No. 02-218-(2).
3. Show Normandie Avenue and 210<sup>th</sup> Street as dedicated streets on the final map.
5. Dedicate to the County of Los Angeles on the final map the right to restrict vehicular access on Normandie Avenue and 210<sup>th</sup> Street.
6. Prohibit pedestrian access through 210<sup>th</sup> Street and restrict vehicular access through 210<sup>th</sup> Street to emergency vehicles only. Provide for these restrictions in the Covenants, Conditions and Restrictions for the project.
7. Submit a copy of the Covenants, Conditions, and Restrictions for the project to the Department of Regional Planning for review and approval.
8. Construct or bond with the Department of Public Works for the construction of driveway paving in widths as shown on the exhibit map marked Exhibit "A" (dated April 7, 2003) to the satisfaction of the Department of Regional Planning and the Fire Department.
9. Label all common driveways required to be designated as fire lanes by the Fire Department as "Private Driveway and Fire Lane" on the final map or on a plat to be recorded by separate document concurrently with the recordation of the final tract map.
10. Post all driveways which are designated "Private Driveway and Fire Lane" with signs stating "No Parking-Fire Lane" and provide for continuous posting and enforcement of this restriction in the Covenants, Conditions and Restrictions.
11. Provide for the ownership and continued maintenance of the private driveways through a homeowners association or road maintenance agreement.
12. Submit a letter to the Department of Regional Planning agreeing to provide an adequate lighting system along all walkways to be constructed within the common areas to the satisfaction of the Department of Regional Planning.

13. Provide in the Covenants, Conditions and Restrictions a method for the continual maintenance of the common areas, including the driveways and the lighting systems along all walkways, to the satisfaction of the Department of Regional Planning.
14. Record the terms and conditions of Conditional Use Permit Case No. 02-218-(2) in the office of the County Recorder concurrently with the recordation of the final map.
15. This tract map is approved as a one-lot residential condominium project consisting of a total of 112 residential units, whereby the owners of the units of air space will hold an undivided interest in the common areas which will in turn provide the necessary access and utility easements for the units. Place a note or notes on the final map to this effect to the satisfaction of the Department of Regional Planning and the Department of Public Works.
16. Plant at least one tree of a non-invasive species within the front yard of the residential lot. The location and the species of said tree shall be incorporated into a site plan or landscape plan. Prior to final map approval, the site/landscaping plan shall be approved by the Director of Planning and the County Forester and Fire Warden, and a bond shall be posted with the Department of Public Works, or other verification shall be submitted to the satisfaction of the Department of Regional Planning to ensure the planting of the required tree.
17. Within five (5) days of the tentative map approval date, remit processing fees payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code. The project is *de minimus* in its effect on fish and wildlife and a \$25 processing fee must be paid to the Los Angeles County Clerk to accompany the Certificate of Fee Exemption pursuant to Section 711.4 of the Fish and Game Code. No land use project subject to this requirement is final, vested or operative until the fee is paid.
18. A final tract map is required for this land division. A waiver is not allowed.
19. Pursuant to Chapter 22.72 of the County Code, the subdivider or his successor in interest shall pay a fee to the Los Angeles County Librarian prior to issuance of any building permit, as this project's contribution to mitigating impacts on the library system in the Southeast Planning Area, in the amount required by Chapter 22.72 at the time of payment and provide proof of payment to the Department of Regional Planning. The current fee amount is \$641.00 per dwelling unit (\$641.00 X 112 dwelling units = \$71,792.00). The subdivider may contact the County Librarian at (562) 940-8430 regarding payment of fees.
20. The subdivider shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this tract map

approval, or related discretionary project approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitation period. The County shall promptly notify the subdivider of any claim, action or proceeding and the County shall cooperate fully in the defense. If the County fails to promptly notify the subdivider of any claim, action or proceeding, or if the County fails to cooperate fully in the defense, the subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

21. In the event that any claim, action, or proceeding as described above is filed against the County, the subdivider shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the subdivider or the subdivider's counsel. The subdivider shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the subdivider shall deposit additional funds to bring the balance up to the amount of initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of litigation.
  - b. At the sole discretion of the subdivider, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the subdivider in accordance with Los Angeles County Code Section 2.170.010.

22. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Mitigated Negative Declaration for the project are incorporated by this reference and made conditions of Vesting Tentative Tract Map No. 53937. Comply with all such mitigation measures in accordance with the attached Mitigation Monitoring Program. Record a covenant and agreement, and submit a copy to the Department of Regional Planning for approval, agreeing to the mitigation measures imposed by the Mitigated Negative Declaration for this project. As a means of ensuring the effectiveness of the mitigation measures, the subdivider shall submit mitigation monitoring reports to the Department of Regional Planning as frequently as may be required by the department. The reports shall describe the status of the subdivider's compliance with the required mitigation measures.
23. Within thirty (30) days of the approval of the tentative map, as provided in the Mitigated Negative Declaration, the subdivider shall deposit the sum of \$3,000.00

with the Department of Regional Planning to defray the cost of reviewing the subdivider's reports and verifying compliance with the Mitigation Monitoring Plan.

Except as expressly modified herein above, this approval is subject to all those conditions set forth in the attached reports recommended by the Los Angeles County Subdivision Committee.

**FINDINGS OF THE REGIONAL PLANNING COMMISSION  
COUNTY OF LOS ANGELES  
FOR CONDITIONAL USE PERMIT NO. 02-218-(2)**

1. The Los Angeles County Regional Planning Commission conducted a duly noticed public hearing in the matter of Conditional Use Permit Case No. 02-218-(2) on March 19, 2003 and July 2, 2003.
2. The applicant is proposing to construct a residential development on the subject property consisting of 112 new detached single-family condominiums on one lot.
3. A conditional use permit is required to ensure compliance with the requirements of the proposed Development Program zone pursuant to Sections 22.20.170 and 22.40.040 of the Los Angeles County Code.
4. The subject property is located at 21000 South Normandie Avenue in the Carson Zoned District.
5. The irregularly shaped property is 9.33 net acres (9.59 gross acres) in size with level topography. The site is currently developed with three industrial buildings previously owned by Boeing for research and development and manufacturing uses. These buildings will be removed to accommodate the proposed development.
6. The project site is currently zoned MPD (Industrial Planned Development). The zoning was established by Ordinance No. 92-0083 which became effective on September 5, 1992. Concurrent with this approval, however, the Commission has recommended that the Board of Supervisors approve Zone Change Case No. 02-218-(2). If approved by the Board of Supervisors, the subject property will be zoned R-2-DP (Two-Family Residence-Development Program Zone). The Development Program designation will ensure that development occurring after the property has been rezoned will conform to plans submitted by the applicant through the conditional use permit approval process.
7. Surrounding zoning is MPD (Industrial Planned Development) to the north and south and R-1-5000 (single-family residence-5000 square feet minimum lot area) to the east. Property to the west is located within the City of Los Angeles and is zoned single-family residential. Further north are properties zoned R-2 and C-3, and further south are R-1-5,000 zoned properties.
8. Properties to the north of the project site are used for various commercial and industrial purposes. Single-family residences are located to the east and west and a mobile-home park surrounded by single-family residences is located to the south.
9. The proposed project is consistent with the requested R-2-DP zoning classification. Pursuant to Section 22.40.040 of the County Code, property in a DP zone may be

used for any use permitted in the basic zone, subject to the conditions and limitations of the conditional use permit and approved development program contained therein. Single-family residences are permitted in the R-2 zone, pursuant to Section 22.20.170 of the County Code. The project density of 112 dwelling units is consistent with the proposed R-2 zone, which would allow a maximum of 162 dwelling units on the subject property.

10. The property is depicted within the Urban 1 Low Density Residential land use category (density of one to six dwelling units per acre) of the Los Angeles Countywide General Plan Land Use Policy Map. This land use category would allow a maximum of 57 dwelling units on the site. The density of the proposed residential development, approximately 11.67 dwelling units per acre, exceeds the density allowed under the Low Density Residential land use classification. However, general plan policies also support concentrated "infill" residential development. The project's higher density is consistent with the residential infill policy of the general plan since it meets the following criteria:
  6. The proposed project will not disrupt sound residential neighborhoods nor adversely affect the character of the established community since the surrounding area has a variety of residential, industrial and commercial uses. Surrounding residential densities range from 6 dwelling units per acre and up to 26 dwelling units per acre in the adjacent mobile-home park.
  7. The proposed project site is of sufficient size to accommodate design features (setbacks, landscaping, buffering, etc.) necessary to ensure compatibility with surrounding uses. Such features include detached condominiums with front, side and rear yards for each home which are comparable to the development pattern of nearby single-family residences. As depicted on the conceptual landscape plan, extensive landscaping is provided and trees will be planted on the northern boundary of the project to provide a buffer from the adjacent industrial use. The project will also provide a 6,500 square foot recreation area consisting of a pool, spa, cabana, and tot lot.
  8. The proposed project will not overburden existing public services and facilities, as described in the Mitigated Negative Declaration prepared for the project.
  9. The proposed use will not disrupt or adversely impact local traffic and parking conditions. A total of 327 parking spaces will be provided on-site. There are three covered parking spaces for each three-story condominium, two covered parking spaces for each two-story condominium, and 78 guest parking spaces, which substantially exceeds the County guest parking requirement of one guest space for every four dwelling units. The Mitigated Negative Declaration prepared for the project concludes that the proposed residential development will not adversely affect local traffic conditions since the applicant will contribute the required pro rata share for traffic improvements.
  10. Compatibility of the proposed project with surrounding uses, in terms of scale, intensity and design, is ensured through specific site plan review. The

applicant has submitted an Exhibit "A" depicting a residential development that is compatible with the character, scale and design of the surrounding neighborhood.

11. The proposed project increases the supply and diversity of housing and promotes the efficient use of land through a more concentrated pattern of urban development. The project is consistent with the goals and policies of the General Plan.
12. This conditional use permit request was heard concurrently with Zone Change Case No. 02-218-(2) and Vesting Tentative Tract Map No. 53937. Approval of Conditional Use Permit No. 02-218-(2) will not become effective unless and until the Board of Supervisors has adopted an ordinance effecting the proposed change of zone and such ordinance has become effective.
13. Vesting Tentative Tract Map No. 53937 is a related request to create one multi-family lot for development with 112 new detached single-family condominiums on the 9.33-acre subject property.
14. The applicant's site plan, labeled Exhibit "A", depicts 112 detached single-family condominiums occupying approximately 4.6 acres of the project site. To accommodate 112 condominiums, five townhouse models are proposed consisting of two-story and three-story buildings; two story buildings are 25 feet in height and three-story buildings are 35 feet in height. The townhouses range from 2,353 to 2,853 square feet in size with four to five bedrooms, attached garages, and individual front, side and rear yards. There is a 6,500 square feet recreation area consisting of a pool, spa, cabana, and tot lot. A total of 327 parking spaces are depicted, including 78 guest parking spaces distributed throughout the project site. Landscaping is located in the gated entry, parking and recreation areas, front yards of the townhouses, and along the northern property line. The townhouses are accessed by private common driveways with varying width up to 36 feet.
15. The Regional Planning Commission previously considered the proposed development at a public hearing held on March 19, 2003 and approved the proposed project on May 14, 2003. However, on May 21, 2003, the Regional Planning Commission reconsidered its action and rescinded its recommendation based on new evidence indicating that soil contamination had been detected on the project site. It was determined that the Initial Study and Mitigated Negative Declaration previously prepared for the project should be revised and re-circulated to reflect the discovery of on-site soil contamination and to incorporate mitigation measures to reduce potential impacts on environmental safety to less than significant levels. The Mitigated Negative Declaration was revised and re-circulated and a public hearing was held on July 2, 2003 for the Regional Planning Commission to consider the proposed development.
16. At the public hearing, the Regional Planning Commission received oral and written testimony regarding the proposed development.

17. Correspondence was received from a constituent requesting that construction vehicles be prohibited from accessing the subject property from 210<sup>th</sup> Street and that there be a permanent restriction on access for emergency vehicles only from 210<sup>th</sup> Street.
18. After considering the testimony presented, the Commission finds that the Covenants, Conditions and Restrictions for the project shall be required to include disclosure of the existing adjacent industrial zoning, uses and impacts, and disclosure of a formula for long-term reserve fund requirements. The Commission also finds that the following conditions shall be included as conditions of approval: 1) complete remediation of any on-site contamination resulting from the prior industrial use, 2) construct an eight foot wall on the southern property line to provide a buffer from the adjacent mobile-home park, 3) require graffiti removal within 24 hours, and 4) submit a parking management plan.
19. At the applicant's request, construction activities shall be permitted on Saturdays between 8:00 a.m. and 5:00 p.m.
20. Access to the proposed development shall be provided from the west via Normandie Avenue, a secondary highway. A driveway system linking Normandie Avenue to the west and 210<sup>th</sup> Street to the east shall serve the proposed development. Access from 210<sup>th</sup> Street shall be restricted to emergency vehicles only. Pedestrian access shall be prohibited.
21. The proposed use is subject to the development standards and requirements applicable to the R-2 zone, as set forth in Sections 22.20.170 through 22.20.250 of the County Code, as well as the requirements of the DP zone, pursuant to Sections 22.40.030 through 22.40.080 of the County Code.
22. The irregular shape of the lot and the layout of the condominium subdivision have made it impractical to comply with the required front and rear yard setbacks. Pursuant to Section 22.48.180, the applicant requested and the Regional Planning Commission hereby grants yard modifications from the required 20 feet front yard setback to a five feet setback adjacent to dwelling unit no. 112 and from the required 15 feet rear yard setback to a 12 feet twelve feet rear yard setback adjacent to dwelling unit no. 74 shall be permitted as depicted on the approved Exhibit "A" or an approved revised Exhibit "A". Further, if the permittee records a lot line adjustment and conveys deeds to the adjacent property owners to establish a portion of the eastern property line consistent with the location of the existing wall approximately nine feet to the west, a modification from the required 15 feet rear yard setback to a three feet rear yard setback adjacent to dwelling unit no. 74 and a 10 feet rear yard setback adjacent to dwelling unit nos. 99 and 100 is granted. Yard setbacks for the remainder of the lot shall be 20 feet for the front yard setback, 5 feet for the side yard setbacks, and 15 feet for the rear yard setback.

23. In compliance with Section 22.20.210 of the County Code, no dwelling units or other structures exceed a height of 35 feet above grade.
24. Section 22.20.230 of the County Code requires parking to be provided as required by Part 11 of Chapter 22.52 of the County Code. Section 22.52.1180 of Part 11 requires parking to be provided for residential uses as follows: two covered standard automobile parking spaces for each single-family residence and one guest parking space for every four dwelling units for a total of 224 resident parking spaces, and 28 guest parking spaces distributed throughout the project site. The Exhibit "A" (dated April 7, 2003) submitted by the permittee depicts two covered parking spaces for each two-story residence and two covered and one uncovered parking spaces for each three-story residence. A total of 327 parking spaces will be provided, including 78 guest parking spaces distributed throughout the project site. The proposed project complies with the parking requirement.
25. Pursuant to Section 22.52.630 of the County Code, all required fences or walls which are open to public view from any street or highway shall be provided with at least one square foot of landscaping for each linear foot of such frontage; no landscaping shall be developed with a horizontal dimension of less than three feet. The applicant's landscaping plan is in compliance with this requirement.
26. The applicant has submitted a development program, consisting of a site plan and progress schedule, which complies with the requirements of Section 22.40.050 of the County Code.
27. As a condition of approval of this grant, the applicant will be required to comply with all applicable development program conditions as set forth in County Code Section 22.40.070.
28. An Initial Study was prepared for this project in compliance with the California Environmental Quality Act (Public Resources Code Section 21000 et.seq.) and the environmental document reporting procedures and guidelines of the County of Los Angeles. The Initial Study identified potentially significant effects of the project on noise, water quality, cultural resources, traffic, visual qualities and environmental safety. Prior to the release of the proposed Mitigated Negative Declaration and Initial Study for public review, the applicant made or agreed to revisions in the project that would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur. The Initial Study and project revisions showed that there is no substantial evidence, in light of the whole record before the Commission, that the project as revised may have a significant effect on the environment. Based on the Initial Study and project revisions, the Department of Regional Planning has prepared a Mitigated Negative Declaration for this project. Conditions or changes in the proposed project are necessary in order to ensure the proposed project will not have a significant effect on the environment, and such conditions or changes have been included in the Mitigation Monitoring Program prepared for the project.

29. This project is *de minimus* in its effect of fish and wildlife resources. Therefore, the project is exempt from California Department of Fish and Game fees pursuant to Section 711.4 of the California Fish and Game Code.
30. Approval of this conditional use permit is conditioned on the permittee's compliance with the attached conditions of approval as well as the conditions of approval for Vesting Tentative Tract Map No. 53937. Additionally, the mitigation measures contained in the Mitigated Negative Declaration are incorporated into the conditions of approval for this permit.
31. The applicant has demonstrated the suitability of the subject property for the proposed use. Establishment of the proposed use at such location is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable General Plan policies.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:**

- A. That the proposed use with the attached conditions and restrictions will be consistent with the adopted General Plan;
- B. With the attached conditions and restrictions, that the requested use at the proposed location will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety or general welfare;
- C. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22 of the County Code, or as is otherwise required in order to integrate said use with the uses in the surrounding area;
- D. That the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required;
- E. That the development program submitted provides necessary safeguards to insure completion of the proposed development by the permittee, forestalling substitution of a lesser type of development contrary to the public convenience, welfare or development needs of the area; and
- F. That topographic features, subdivision plans and other conditions create an unnecessary hardship and make it obviously impractical to require compliance with

the front and rear yard requirements and the requirement that the side yard wall not exceed a height of six feet.

AND, THEREFORE, the information submitted by the applicant and presented at the public hearing substantiates the required findings for a Conditional Use Permit as set forth in Sections 22.40.060 and 22.56.090, Title 22, of the Los Angeles County Code (Zoning Ordinance).

REGIONAL PLANNING COMMISSION ACTION:

1. After consideration of the attached Mitigated Negative Declaration together with any comments received during the public review process, the Regional Planning Commission finds on the basis of the whole record before the Commission that there is no substantial evidence the project will have a significant effect on the environment, finds that the Mitigated Negative Declaration reflects the independent judgment and analysis of the Commission, and adopts the Mitigated Negative Declaration and Mitigation Monitoring Program for the project.
2. In view of the findings of fact and conclusions presented above, Conditional Use Permit Case No. 02-218-(2) is **APPROVED** subject to the attached conditions and further subject to approval by the Board of Supervisors of Zone Change Case No. 02-218-(2).

**DEPARTMENT OF REGIONAL PLANNING  
CONDITIONAL USE PERMIT CASE NO. 02-218-(2)**

**Exhibit "A" Date: 4-7-2003**

**CONDITIONS:**

1. This grant authorizes the use of the subject property for 112 new single-family detached condominium units, as depicted on the approved exhibit map marked Exhibit "A" (dated April 7, 2003) or an approved revised Exhibit "A", subject to all of the following conditions of approval.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all the conditions of this grant and that the conditions have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 7 and 8. Further, this grant shall not become effective unless and until the Board of Supervisors has approved Zone Change Case No. 02-218-(2) and an ordinance reflecting such change of zone has become effective.
3. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or entity making use of this grant.
4. If any provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
5. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if it finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance.
6. The property owner or permittee shall record the terms and conditions of the grant in the office of the County Recorder concurrently with the recordation of the final map for Vesting Tentative Tract Map No. 53937. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee of the subject property.
7. Within five (5) days of the approval date of this grant, the permittee shall remit a \$25 processing fee payable to the County of Los Angeles in connection with the filing and posting of a Notice of Determination in compliance with Section 21152 of the Public Resources Code.

8. The subject property shall be developed and maintained in full compliance with the conditions of this grant, and any law, statute, ordinance or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of **\$1,500.00**. These monies shall be placed in a performance fund which shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval. The fund provides for **ten (10) biennial inspections**. The inspections shall be unannounced.
9. If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the property is being used in violation of any condition of this grant, the permittee shall be financially responsible and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. Inspections shall be made to ensure compliance with the conditions of this grant as well as adherence to development in accordance with the approved site plan on file. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).
10. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action or proceeding and the County shall reasonably cooperate in the defense.
11. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000.00 from which actual costs shall be billed and deducted for the purpose of defraying the expense involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
  - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and

- b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.

- 12. This grant shall expire unless used within two years after the recordation of a final map for Vesting Tentative Tract Map No. 53937. In the event that Vesting Tentative Tract Map No. 53937 should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
- 13. The subject property shall be graded, developed and maintained in substantial compliance with the approved tentative tract map (dated October 23, 2002) and the approved exhibit map marked Exhibit "A" (dated April 7, 2003) or an approved revised Exhibit "A".
- 14. All development shall comply with the requirements of the Zoning Ordinance and of the specific zoning of the subject property, except as specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of Planning.
- 15. The development of the subject property shall conform to the conditions approved for Vesting Tentative Tract Map No. 53937.
- 16. Prior to the issuance of a grading permit, the permittee shall install an opaque material screen across the entire face of the existing six foot chain link fence along the southern property line to the satisfaction of the Director of Planning. As soon as practical, the permittee shall construct a wall on the southern property line, eight feet in height, as measured within one foot of the southern property line to the satisfaction of the Director of Planning.
- 17. No grading permit shall be issued prior to the recordation of a final map except as authorized by the Director of Planning.
- 18. Two-story and three-story dwelling units shall be permitted as designated on the approved Exhibit "A" (dated April 7, 2003) or an approved revised Exhibit "A". A maximum of 48 three-story units are permitted on the subject property. Two-story units shall be a maximum of 25 feet in height above grade and three-story units shall be a maximum of 35 feet in height above grade, except for chimneys and rooftop antennas. No structure shall exceed a height of 35 feet above grade, except for chimneys and rooftop antennas.
- 19. Concurrent with final map recordation, the permittee shall record a lot line adjustment and convey deeds to the adjacent property owners to establish a portion

of the eastern property line consistent with the location of the existing wall approximately nine feet to the west. Alternatively, if the permittee does not record said lot line adjustment, the permittee shall remove the existing wall and construct a new wall of similar dimensions and materials on the existing eastern property line.

20. A five feet front yard setback adjacent to dwelling unit no. 112 is permitted as depicted on the approved Exhibit "A" or an approved revised Exhibit "A". If the permittee records a lot line adjustment as provided in Condition No. 19, a three feet rear yard setback adjacent to dwelling unit no. 74 and a 10 feet rear yard setback adjacent to dwelling unit nos. 99 and 100 shall be permitted. If the permittee does not record the lot line adjustment, a twelve feet rear yard setback adjacent to dwelling unit no. 74 shall be permitted. Yard setbacks for the remainder of the lot shall be 20 feet for the front yard setback, 5 feet for the side yard setbacks, and 15 feet for the rear yard setback.
21. A recreation area consisting of a pool, spa, cabana and tot lot, covering approximately 0.25 acre, shall be constructed on the property as depicted on the approved Exhibit "A" (dated April 7, 2003) or an approved revised Exhibit "A".
22. A minimum of 327 standard automobile parking spaces, as depicted on the approved Exhibit "A" (dated April 7, 2003) or an approved revised Exhibit "A", shall be provided and continuously maintained on the subject property, developed to the specifications listed in Section 22.52.1060 of the County Code. There shall be at least two covered parking spaces designated for each two-story dwelling unit, and at least two covered and one uncovered parking spaces designated for each three-story dwelling unit. There shall be at least 78 guest parking spaces distributed throughout the project site as depicted on the approved Exhibit "A" (dated April 7, 2003) or an approved revised Exhibit "A". The required parking spaces shall be continuously available for vehicular parking only and shall not be used for storage, automobile repair, or any other unauthorized use. The permittee shall submit a parking management plan and provide for continual enforcement of the parking management plan in the Covenants, Conditions, and Restrictions to the satisfaction of the Department of Regional Planning.
23. A maximum of approximately 6.1 acres of the project site shall be paved and/or covered by structures.
24. The permittee shall provide in the Covenants, Conditions, and Restrictions, to the satisfaction of the Department of Regional Planning, full disclosure to prospective purchasers of the condominiums that the development is located adjacent to existing industrial zoning and uses, with attendant impacts, which are permitted to continue operations in compliance with requirements of the Los Angeles County Code and any applicable permits.
25. The permittee shall provide in the Conditions, Covenants, and Restrictions reference to or inclusion of a reserve formula to ensure full disclosure to prospective

purchasers of the condominiums of reserve fund requirements for the long-term maintenance, repair, replacement, or improvement of Homeowners Association property and common property, to the satisfaction of the Department of Regional Planning.

26. The permittee shall submit a copy of the project Conditions, Covenants, and Restrictions to the Director of Planning for review and approval prior to the recordation of the final map for Vesting Tentative Tract Map No. 53937.
27. All utilities shall be placed underground.
28. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.
29. Detonation of explosives or any other blasting devices or material shall be prohibited unless all required permits have been obtained and adjacent property owners have been notified.
30. All grading and construction on the subject property and appurtenant activities, including engine warm-up, shall be restricted to Monday through Friday, between 7:00 a.m. and 6:00 p.m, and Saturday, between 8:00 a.m. and 5:00 p.m. No Sunday or holiday operations are permitted.
31. The permittee shall implement a dust control program during grading and construction to the satisfaction of the Director of Planning and the Director of Public Works.
32. The permittee shall, upon commencement of any grading activity allowed by this permit, diligently pursue all grading to completion.
33. No construction equipment or vehicles shall be parked or stored on any existing public or private streets.
34. The permittee shall obtain all necessary permits from the Los Angeles County Department of Public Works and shall maintain all such permits in full force and effect as required.
35. All construction and development within the subject property shall comply with the applicable provisions of the Uniform Building Code and the various related mechanical, electrical, plumbing, fire, grading and excavation codes as currently adopted by the County of Los Angeles.
36. All structures, walls and fences open to public view shall remain free of extraneous markings, drawings, or signage. These shall include any of the above that do not directly relate to the use of the premises or that do not provide pertinent information

about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

37. In the event such extraneous markings occur, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.
38. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with Los Angeles County Building and Plumbing Codes.
39. The property shall be developed and maintained in compliance with all applicable requirements of the Los Angeles County Department of Health Services. Adequate water and sewage facilities shall be provided to the satisfaction of said department.
40. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Forester and Fire Warden to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities including, but not limited to water mains, fire hydrants, and fire flow facilities, shall be provided to the satisfaction of and within the time periods established by said Department.
41. Pursuant to Chapter 22.72 of the County Code, the permittee or his successor in interest, shall pay a fee to the Los Angeles County Librarian prior to the issuance of any building permit in the amount required by Chapter 22.72 at the time of payment and provide proof of payment to the Department of Regional Planning. The current fee amount is \$641.00 per dwelling unit (\$641.00 X 112 dwelling units = \$71,792.00). The permittee may contact the County Librarian at (562) 940-8430 regarding payment of fees.
42. Prior to the issuance of building permits, the permittee shall pay all required school mitigation fees.
43. Prior to the issuance of any grading or building permit, a site plan shall be submitted to and approved by the Director of Planning indicating that the proposed construction and associated grading complies with the conditions of this grant and the standards of the zone.
44. Prior to the issuance of any building permit, the permittee shall submit to the Director of Planning for review and approval three (3) copies of a revised landscape plan. The landscape plan shall be in substantial conformance with the conceptual landscape plan dated October 23, 2002. Landscaping shall be provided along the street frontage of the property, in the front yards of each condominium unit, in the guest parking areas, in the recreation area, and trees shall be planted along the buffer on the northern boundary of the property. The landscape plan shall show size, type, and location of all plants, trees, and watering facilities. All landscaping

shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, removal of litter, fertilizing and replacement of plants when necessary. Drip irrigation systems or other water-conserving devices shall be employed for all plantings except for ground cover and grasses. .

In addition to the review and approval by the Director of Planning, the landscaping plans will be reviewed by the staff biologist of the Department of Regional Planning and by the Los Angeles County Fire Department. Their review will include an evaluation of the balance of structural diversity (e.g. trees, shrubs and groundcover) that could be expected 18 months after planting in compliance with fire safety requirements. The landscaping plan shall be maintained in compliance with the approved landscaping plans.

Permitted Plantings. Trees, shrubs and/or ground cover indigenous to the local region shall be used for the required 50% landscaping. Fire retardant and locally indigenous plants that may also be used for the required 50% such landscaping can be found on the attached list (marked Exhibit "B") compiled by the Los Angeles County Fire Department. This list may be amended as approved by staff.

The landscaping plan must show that at least 50% of the area covered by landscaping will be locally indigenous species, including not only trees, but shrubs and ground cover as well. However, if the applicant can prove to the satisfaction of staff that a 50% or more locally indigenous species is not possible due to County fire safety requirements, then staff may determine that a lower percentage of such planting may be required. In those areas where staff approves a reduction to less than 50% locally indigenous vegetation, the amount of such planting required shall be at least 30%. The landscaping shall include trees, shrubs and/or ground cover at a mixture and density determined by staff and the fire department. Fire retardant plants shall be given first consideration.

Timing of Planting. Prior to the issuance of building permits for any construction the applicant shall submit a landscaping and phasing plan for the landscaping associated with that construction to be approved by the Director of Planning. This phasing plan shall establish the timing and sequencing of the required landscaping, including required plantings within six months and expected growth during the subsequent 18 months.

The planting shall begin at the time of occupancy of each building. The required planting of new trees, shrubs and/or ground cover shall be completed within eight months following occupancy.

The approved phasing plan shall set forth goals for the growth of the new plants in order to achieve established landscaping within eighteen months following completion of the required planting. The applicant shall supply information for staff review of the completed landscaping at such time to confirm completion in accordance with the approved landscaping plan. In the event that some plants have

not flourished, at the time of review, staff may require replacement planting as necessary to assure completion in accordance with such plan.

45. The following development program conditions shall apply:
- a. No building or structure of any kind except a temporary structure used only in the developing of the property according to the development program shall be built, erected, or moved onto any part of the property.
  - b. No existing building or structure which under the program is to be demolished shall be used.
  - c. No existing building or structure which, under the program, is to be altered shall be used until such building or structure has been so altered.
  - d. All improvements shall be completed prior to the occupancy of any structures within each phase of development to the satisfaction of the Director of Planning.
  - e. Where one or more buildings in the projected development are designated as primary buildings, building permits for structures other than those so designated shall not be issued until the foundations have been constructed for such primary building or buildings.
46. The mitigation measures set forth in the "Project Mitigation Measures Due to Environmental Evaluation" section of the Mitigated Negative Declaration for the project are incorporated herein by reference and made conditions of this grant. The permittee shall comply with all mitigation measures in accordance with the attached Mitigation Monitoring Program. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit mitigation monitoring reports to the Department of Regional Planning for approval. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

The reports shall be submitted in the following sequence:

- a. Prior to or concurrent with submittal of a revised Exhibit "A" to be approved by the Director of Planning prior to issuance of grading permits.
- b. At the time of building permit issuance, including verification of payment of applicable fees. If the project is phased, a report shall be submitted at each successive phase.
- c. Prior to occupancy clearances by the Department of Public Works.
- c. Additional reports shall be submitted as required by the Director of Planning and the Fire Department.

47. Within thirty (30) days of the approval date of this grant, as provided in the Mitigated Negative Declaration, the permittee shall deposit the sum of \$3,000.00 with the Department of Regional Planning to defray the cost of reviewing the permittee's reports and verifying compliance with the Mitigation Monitoring Plan. The permittee shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director of Planning, to ensure that all applicable mitigation measures are implemented and reported in the required Mitigation Monitoring Reports.

May 27, 2003

Moss & Associates, Inc.  
613 Wilshire Boulevard, Suite 105  
Santa Monica, CA 90401  
Attn: Kevin Ferrier

Dear Applicant:

**SUBJECT: INITIAL STUDY DETERMINATION LETTER**  
**Project No: CUP/ZC No. 02-218/TR53937**

On May 27, 2003, the staff of the Department of Regional Planning completed its review of the Environmental Questionnaire and other data regarding your project and made the following determination as to the type of environmental document required.

- ☐ Use of previously prepared EIR
- ☐ Categorical Exemption
- ☐ Negative Declaration
- ☒ Mitigated Negative Declaration
- ☐ Other: \_\_\_\_\_
- ☐ Environmental Impact Report (EIR)

Please have your client sign the enclosed "project changes/conditions due to environmental evaluation" and return or fax it to:

Department of Regional Planning  
Impact Analysis Section  
320 West Temple Street, Room 1348  
Los Angeles, CA 90012

If you have any questions regarding the above determination or environmental document preparation, please contact Hsiao-ching Chen of the Impact Analysis Section at (213) 974-6461, Monday to Thursday between 7:30 a.m. and 6 p.m. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING  
James E. Hartl, AICP  
Director of Planning

Daryl Koutnik, Senior Biologist  
Impact Analysis Section

JEH:DLK:hcc

**COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING  
320 WEST TEMPLE STREET  
LOS ANGELES, CALIFORNIA 90012**

**MITIGATED NEGATIVE DECLARATION**

**PROJECT NUMBER: CUP/ZC 02-218 / TR 53937**

**1.      1.      DESCRIPTION:**

A subdivision application for 113 condominium units. Each unit has a two-car garage and additional 63 guest parking spaces are provided throughout the property. Project also includes a Zone Change from MPD to R-2-DP and Conditional Use Permit application for development within the DP zone. The site has three industrial buildings and been used for Boeing Industry manufacturing and R&D for the past 40 years. Soil contamination has been identified on site and its associated remediation work will be part of the project proposal.

**2.      2.      LOCATION:**

21000 South Normandie Avenue, Harbor Gateway

**3.      3.      PROPONENT:**

JCC Homes  
3480 Torrance Boulevard, Suite 300  
Torrance, CA 90503

**4.      4.      FINDINGS OF NO SIGNIFICANT EFFECT:**

**BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.**

**5.      LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:**

**THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012**

**PREPARED BY:**      Impact Analysis Section, Department of Regional Planning

**DATE:**                      May 27, 2003

**PROJECT CHANGES/CONDITIONS  
DUE TO ENVIRONMENTAL EVALUATION  
(Revised May 26, 2003)**

**PROJECT No. CUP/ZC 02-218/ TR53937**

The Department of Regional Planning (DRP) staff has determined that the following conditions or changes in the project are necessary in order to assure that there will be no substantial evidence that the proposed project may have a significant effect on the environment.

The applicant shall deposit the sum of \$3,000 with the DRP within 30 days of permit approval in order to defray the cost of mitigation monitoring.

**Water Quality**

The applicant shall comply with all pertinent NPDES requirements of the Regional Water Quality Control Board and the Los Angeles County Department of Public Works (DPW) prior to issuance of any grading or building permits, whichever occurs first. A copy of the NPDES permit shall be submitted to the DRP.

**Noise**

As a means of mitigating exterior noise impacts to less than significant, the applicant shall revise the Exhibit "A" to indicate that the perimeter wall will be constructed using soundproof materials prior to issuance of any building permits.

As a means of mitigating potential interior noise levels to less than significant, the applicant shall utilize the building materials for exterior wall, windows, sliding glass doors, roof, and floor as recommended by Gorden, Bricken & Associates in the attached noise analysis dated October 21, 2002. The information regarding the building materials shall be included as part of the building plans to be approved by the DPW Building and Safety.

As a means of reducing the noise impact to the adjacent residential properties during project construction, construction hours shall be limited to the daytime hours of 8:00 a.m. to 5:00 p.m. on weekdays and Saturdays. No construction activities shall be allowed on Sundays and holidays. All construction equipment and activities shall comply with the provisions in the County Noise Control Ordinance Chapter 12.12.

As a means of reducing the noise impact to the adjacent residential properties during project operation, all air-conditioning units shall be shielded and properly installed according to manufacturer's requirements.

As a means of reducing the noise impact to the adjacent residential properties during project operation, the applicant or the Homeowner Association shall make arrangement with the solid waste management company to allow trash pickup only between 7:00 a.m. and 6:00 p.m.

As a means of reducing potential annoyance to neighboring properties, the developer shall utilize materials that can reduce tire squeal for all project private driveways and fire lanes and post a speed limit of 5 mph on same.

### **Visual**

As a means of mitigating potential visual impacts of the project to the adjacent residential properties, the applicant or the Homeowners Association shall properly install and maintain landscape of the property according to the Landscape Plan dated October, 2002 prior to issuance of the first Certificates of Occupancy. The Landscaped area shall be maintained and irrigated as necessary until full cover is established. In the event that any proposed plant species cannot be successfully established on-site within five years of planting, the applicant shall replace it with similar species upon obtaining approval from the DRP.

### **Traffic**

As a means to reducing project's potential impact on the existing roadways and intersections, the following mitigation measures shall be implemented:

#### 1. Normandie Avenue at Torrance Boulevard

Prior to issuance of any building permits, the applicant shall contribute to upgrade the signal to be connected to the City of Los Angeles Department of Transportation Automatic Traffic Surveillance and Control System. The project's pro-rata share is nine percent.

#### 2. Normandie Avenue at Carson Street

Prior to issuance of any building permits, the applicant shall contribute to upgrade the signal to be connected to the City of Los Angeles Department of Transportation Automatic Traffic Surveillance and Control System. The project's pro-rata share is nine percent.

### 3. Vermont Avenue at Torrance Boulevard

Prior to issuance of any building permits, the applicant shall prepare a feasibility study and conceptual striping and signal modification plans for the following improvements and submit them to the DPW for final approval. The feasibility study shall include a cost estimate/analysis and the applicant will be responsible for three percent of the total final cost. A copy of the report shall be submitted to DRP.

- (1) North Approach: the applicant is responsible for the improvement of one exclusive left-turn lane, two through lanes, and one shared through/right-turn lane (i.e., convert the exclusive right-turn lane to shared through/right-turn lane).
- (2) South Approach: the applicant is responsible for the improvement of one exclusive left-turn lane, two through lanes, and one shared through/right-turn lane (i.e., convert the exclusive right-turn lane to shared through/right-turn lane).

### **Environmental Safety**

To mitigate project's potential impacts related to environmental safety from soil contamination, the applicant shall complete the remediation work as described in the "Environmental Mitigation and Management Plan for Soil Contamination" and obtain final approval from the Los Angeles County Fire Department prior to issuance of grading permit for subdivision implementation. A copy of the final approval shall be submitted to the Regional Water Quality Control Board, the Department of Toxic Substances Control, and the DRP.

### **Cultural Resources**

As a means of mitigating project's potential impacts on cultural resources, the applicant shall agree to suspend construction in the vicinity of a cultural resource encountered during ground-disturbing activities at the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures. A copy of the monitoring report prepared by the project archaeology shall be submitted to the DRP prior to issuance of any building permits.

### **Mitigation Compliance**

As a means of ensuring compliance of all above mitigation measures, the applicant or Homeowners' Association is responsible for submitting annual mitigation compliance report to the DRP for review and for replenishing the mitigation monitoring account if necessary. A copy of the CC&R's shall be submitted to the DRP for approval and subsequently recorded with the final map.

As the applicant, I agree to incorporate these changes/conditions into the project, and understand that the public hearing and consideration by the Hearing Officer and/or Regional Planning Commission will be on the project as changed/conditioned.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

☐ No response with 10 days. Environmental Determination requires that these changes/conditions be included in the project.

\_\_\_\_\_  
Staff

\_\_\_\_\_  
Date

<b>Water Quality</b>				
The applicant shall comply with all pertinent NPDES requirements of the Regional Water Quality Control Board and the Los Angeles County Department of Public Works (DPW) prior to issuance of any grading or building permits, whichever occurs first. A copy of the NPDES permit shall be submitted to the DRP.	Submittal and approval of NPDES permit.	Prior to issuance of any grading or building permits, whichever occurs first	Applicant	Regional Water Quality Control Board Public Works
<b>Noise</b>				
As a means of mitigating exterior noise impacts to less than significant, the applicant shall revise the Exhibit "A" to indicate that the perimeter wall will be constructed using soundproof materials prior to issuance of any building permits.	Submittal and approval of Exhibit "A."	Prior to issuance of building permits	Applicant	1. Regional Planning 2. Public Works Building and Safety
As a means of mitigating potential interior noise levels	Submittal and approval of building plans	Prior to issuance of building permits	Applicant	Public Works

to less than significant, the applicant shall utilize the building materials for exterior wall, windows, sliding glass doors, roof, and floor as recommended by Gorden, Bricken & Associates in its noise analysis dated October 21, 2002. The information regarding the building materials shall be included as part of the building plans to be approved by the DPW Building and Safety.				
As a means of reducing the noise impact to the adjacent residential properties during project construction, construction hours shall be limited to the daytime hours of 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction activities shall be allowed on Sundays and holidays. All construction equipment and activities shall comply with the provisions in the County Noise Control Ordinance Chapter 12.12.	Construction hours to be limited to the daytime hours of 7:00 a.m. to 6:00 p.m. on weekdays and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction activities shall be allowed on Sundays and holidays. The applicant shall keep a log at the construction site demonstrating compliance.	During project construction	Applicant	Health Services
As a means of reducing the noise impact to the adjacent residential	All air-conditioning units shall be shielded and properly installed	During project construction	Applicant/Homeowners' Association	Health Services

properties during project operation, all air-conditioning units shall be shielded and properly installed according to manufacturer's requirements.				
As a means of reducing the noise impact to the adjacent residential properties during project operation, the applicant or the Homeowner Association shall make arrangement with the solid waste management company to allow trash pickup only between 7:00 a.m and 6:00 p.m.	Contract with solid waste removal company	Throughout project life	Applicant/Homeowners' Association	Health Services
As a means of reducing potential annoyance to neighboring properties, the developer shall utilize materials that can reduce tire squeal for all project private driveways and fire lanes and post a speed limit of 5 mph on same.	Submittal and approval of Exhibit "A"	Prior to issuance of any building permits	Applicant	Regional Planning
<b>Visual</b>				
As a means of mitigating potential visual impacts of the project to the adjacent residential properties, the applicant shall properly landscape the property according to the Landscape Plan dated October, 2002 prior to issuance of any Certificates of	Implementation and maintenance of landscaping and irrigation requirements. Submittal and approval of plant replacement if necessary.	Throughout project life	Applicant/Homeowners' Association	Public Works Regional Planning

Occupancy. The Landscaped area shall be maintained and irrigated as necessary until full cover is established. In the event that any proposed plant species cannot be successfully established on-site within five years of planting, the applicant shall replace it with similar species upon obtaining approval from the DRP.				
		At the end of the fifth year from planting	Applicant	Regional Planning
<b>Traffic</b>				
As a means to reducing project's potential impact on the existing roadways and intersections, the following mitigation measures shall be implemented: <u>1. Normandie Avenue at Torrance Boulevard</u> Prior to issuance of any building permits, the applicant shall contribute to upgrade the signal to be connected to the City of Los Angeles Department of Transportation Automatic Traffic Surveillance and Control System. The project's pro-rata share is nine percent.	Contribution of traffic fees	Prior to issuance of any building permits	Applicant	Public Works
<u>2. Normandie Avenue at Carson</u>	Contribution of traffic fees	Prior to issuance of any	Applicant	Public Works

<u>Street</u> Prior to issuance of any building or grading permits, whichever occurs first, the applicant shall contribute to upgrade the signal to be connected to the City of Los Angeles Department of Transportation Automatic Traffic Surveillance and Control System. The project's pro-rata share is nine percent.		building permits		
<u>3. Vermont Avenue at Torrance Boulevard</u> Prior to issuance of any building permits, the applicant shall prepare a feasibility study and conceptual striping and signal modification plans for the following improvements and submit them to the DPW for final approval. The feasibility study shall include a cost estimate/analysis and the applicant will be responsible for three percent of the total final cost. A copy of the report shall be submitted to DRP.  (3) North Approach: the applicant is responsible for the improvement of one exclusive	Submittal and approval of a feasibility study and conceptual striping and signal modification plans	Prior to issuance of any building permits	Applicant	Public Works

<p>left-turn lane, two through lanes, and one shared through/right-turn lane (i.e., convert the exclusive right-turn lane to shared through/right-turn lane).</p> <p>(4) South Approach: the applicant is responsible for the improvement of one exclusive left-turn lane, two through lanes, and one shared through/right-turn lane (i.e., convert the exclusive right-turn lane to shared through/right-turn lane).</p>				
<b>Environmental Safety</b>				
To mitigate project's potential impacts related to environmental safety from soil contamination, the applicant shall complete the remediation work as described in the "Environmental Mitigation and Management Plan	Completion or remediation work and obtain final approval from the LA Co FD.	Prior to issuance of grading permit	Applicant	Los Angeles County Fire Department Health Hazardous Materials Division

for Soil Contamination” and obtain final approval from the Los Angeles County Fire Department prior to issuance of grading permit for subdivision implementation. A copy of the final approval shall be submitted to the Regional Water Quality Control Board, the Department of Toxic Substances Control, and the DRP.				
<b>Cultural Resources</b>				
As a means of mitigating project’s potential impacts on cultural resources, the applicant shall agree to suspend construction in the vicinity of a cultural resource encountered during ground-disturbing activities at the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures permits.	Suspension of construction activities	Upon encountering of potential cultural resources	Applicant	Regional Planning
A copy of the monitoring report prepared by the project archaeology shall be submitted to the DRP prior to issuance of any building	Submittal and approval of monitoring report	Prior to issuance of any building permits	Applicant/ Archaeologist	Regional Planning
<b>Mitigation Compliance</b>				
As a means of	Acceptance of	Prior to	Applicant/Homeowners	Regional

ensuring compliance of all above mitigation measures, the applicant or Homeowners' Association is responsible for submitting annual mitigation compliance report to the DRP for review and for replenishing the mitigation monitoring account if necessary. A copy of the CC&R's shall be submitted to the DRP for approval and subsequently recorded with the final map.	CUP conditions. Review and approval of CC&Rs.	recordation of final map	Association	Planning
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May 27, 2003

Moss & Associates, Inc.  
613 Wilshire Boulevard, Suite 105  
Santa Monica, CA 90401  
Attn: Kevin Ferrier

Dear Applicant:

**SUBJECT: INITIAL STUDY DETERMINATION LETTER**  
**Project No: CUP/ZC No. 02-218/TR53937**

On May 27, 2003, the staff of the Department of Regional Planning completed its review of the Environmental Questionnaire and other data regarding your project and made the following determination as to the type of environmental document required.

- ☐ Use of previously prepared EIR
- ☐ Categorical Exemption
- ☐ Negative Declaration
- ☒ Mitigated Negative Declaration
- ☐ Other: \_\_\_\_\_
- ☐ Environmental Impact Report (EIR)

Please have your client sign the enclosed "project changes/conditions due to environmental

evaluation" and return or fax it to:

Department of Regional Planning  
Impact Analysis Section  
320 West Temple Street, Room 1348  
Los Angeles, CA 90012

If you have any questions regarding the above determination or environmental document preparation, please contact Hsiao-ching Chen of the Impact Analysis Section at (213) 974-6461, Monday to Thursday between 7:30 a.m. and 6 p.m. Our offices are closed on Fridays.

Very truly yours,

DEPARTMENT OF REGIONAL PLANNING  
James E. Hartl, AICP  
Director of Planning

Daryl Koutnik, Senior Biologist  
Impact Analysis Section

JEH:DLK:hcc

**COUNTY OF LOS ANGELES  
DEPARTMENT OF REGIONAL PLANNING  
320 WEST TEMPLE STREET  
LOS ANGELES, CALIFORNIA 90012**

**MITIGATED NEGATIVE DECLARATION**

**PROJECT NUMBER: CUP/ZC 02-218 / TR 53937**

5.     **1.     DESCRIPTION:**

A subdivision application for 113 condominium units. Each unit has a two-car garage and additional 63 guest parking spaces are provided throughout the property. Project also includes a Zone Change from MPD to R-2-DP and Conditional Use Permit application for development within the DP zone. The site has three industrial buildings and been used for Boeing Industry manufacturing and R&D for the past 40 years. Soil contamination has been identified on site and its associated remediation work will be part of the project proposal.

6.     **2.     LOCATION:**

21000 South Normandie Avenue, Harbor Gateway

7.     **3.     PROPONENT:**

JCC Homes  
3480 Torrance Boulevard, Suite 300  
Torrance, CA 90503

8.     **4.     FINDINGS OF NO SIGNIFICANT EFFECT:**

**BASED ON THE INITIAL STUDY, IT HAS BEEN DETERMINED THAT THE PROJECT WILL NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.**

5.     **LOCATION AND CUSTODIAN OF RECORD OF PROCEEDINGS:**

**THE LOCATION AND CUSTODIAN OF THE RECORD OF PROCEEDINGS ON WHICH ADOPTION OF THIS NEGATIVE DECLARATION IS BASED IS: DEPARTMENT OF REGIONAL PLANNING, 320 WEST TEMPLE STREET, LOS ANGELES, CA 90012**

**PREPARED BY:**     Impact Analysis Section, Department of Regional Planning

**DATE:**             May 27, 2003

**PROJECT CHANGES/CONDITIONS  
DUE TO ENVIRONMENTAL EVALUATION  
(Revised May 26, 2003)**

**PROJECT No. CUP/ZC 02-218/ TR53937**

The Department of Regional Planning (DRP) staff has determined that the following conditions or changes in the project are necessary in order to assure that there will be no substantial evidence that the proposed project may have a significant effect on the environment.

The applicant shall deposit the sum of \$3,000 with the DRP within 30 days of permit approval in order to defray the cost of mitigation monitoring.

**Water Quality**

The applicant shall comply with all pertinent NPDES requirements of the Regional Water Quality Control Board and the Los Angeles County Department of Public Works (DPW) prior to issuance of any grading or building permits, whichever occurs first. A copy of the NPDES permit shall be submitted to the DRP.

**Noise**

As a means of mitigating exterior noise impacts to less than significant, the applicant shall revise the Exhibit "A" to indicate that the perimeter wall will be constructed using soundproof materials prior to issuance of any building permits.

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### **Traffic**

As a means to reducing project's potential impact on the existing roadways and intersections, the following mitigation measures shall be implemented:

#### 1. Normandie Avenue at Torrance Boulevard

Prior to issuance of any building permits, the applicant shall contribute to upgrade the signal to be connected to the City of Los Angeles Department of Transportation Automatic Traffic Surveillance and Control System. The project's pro-rata share is nine percent.

#### 2. Normandie Avenue at Carson Street

Prior to issuance of any building permits, the applicant shall contribute to upgrade the signal to be connected to the City of Los Angeles Department of Transportation Automatic Traffic Surveillance and Control System. The project's pro-rata share is nine percent.

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### **Environmental Safety**

To mitigate project's potential impacts related to environmental safety from soil contamination, the applicant shall complete the remediation work as described in the "Environmental Mitigation and Management Plan for Soil Contamination" and obtain final approval from the Los Angeles County Fire Department prior to issuance of grading permit for subdivision implementation. A copy of the final approval shall be submitted to the Regional Water Quality Control Board, the Department of Toxic Substances Control, and the DRP.

### **Cultural Resources**

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### **Mitigation Compliance**

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As the applicant, I agree to incorporate these changes/conditions into the project, and understand that the public hearing and consideration by the Hearing Officer and/or Regional Planning Commission will be on the project as changed/conditioned.

\_\_\_\_\_  
Applicant

\_\_\_\_\_  
Date

☐ No response with 10 days. Environmental Determination requires that these changes/conditions be included in the project.

\_\_\_\_\_  
Staff

\_\_\_\_\_  
Date

<b>Water Quality</b>				
The applicant shall comply with all pertinent NPDES requirements of the Regional Water Quality Control Board and the Los Angeles County Department of Public Works (DPW) prior to issuance of any grading or building permits, whichever occurs first. A copy of the NPDES permit shall be submitted to the DRP.	Submittal and approval of NPDES permit.	Prior to issuance of any grading or building permits, whichever occurs first	Applicant	Regional Water Quality Control Board Public Works
<b>Noise</b>				
As a means of mitigating exterior noise impacts to less than significant, the applicant shall revise the Exhibit "A" to indicate that the perimeter wall will be constructed using soundproof materials prior to issuance of any building permits.	Submittal and approval of Exhibit "A."	Prior to issuance of building permits	Applicant	1. Regional Planning 2. Public Works Building and Safety
As a means of mitigating potential interior noise levels	Submittal and approval of building plans	Prior to issuance of building permits	Applicant	Public Works

<p>to less than significant, the applicant shall utilize the building materials for exterior wall, windows, sliding glass doors, roof, and floor as recommended by Gorden, Bricken &amp; Associates in its noise analysis dated October 21, 2002. The information regarding the building materials shall be included as part of the building plans to be approved by the DPW Building and Safety.</p>				
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Chapter 12.12.				
As a means of reducing the noise impact to the adjacent residential properties during project operation, all air-conditioning units shall be shielded and properly installed according to manufacturer's requirements.	All air-conditioning units shall be shielded and properly installed	During project construction	Applicant/Homeowners' Association	Health Services
As a means of reducing the noise impact to the adjacent residential properties during project operation, the applicant or the Homeowner Association shall make arrangement with the solid waste management company to allow trash pickup only between 7:00 a.m and 6:00 p.m.	Contract with solid waste removal company	Throughout project life	Applicant/Homeowners' Association	Health Services
As a means of reducing potential annoyance to neighboring properties, the developer shall utilize materials that can reduce tire squeal for all project private driveways and fire lanes and post a speed limit of 5 mph on same.	Submittal and approval of Exhibit "A"	Prior to issuance of any building permits	Applicant	Regional Planning
<b>Visual</b>				
As a means of mitigating potential visual impacts of the project to the adjacent residential properties, the	Implementation and maintenance of landscaping and irrigation requirements. Submittal and	Throughout project life	Applicant/Homeowners' Association	Public Works Regional Planning

applicant shall properly landscape the property according to the Landscape Plan dated October, 2002 prior to issuance of any Certificates of Occupancy. The Landscaped area shall be maintained and irrigated as necessary until full cover is established. In the event that any proposed plant species cannot be successfully established on-site within five years of planting, the applicant shall replace it with similar species upon obtaining approval from the DRP.	approval of plant replacement if necessary.			
		At the end of the fifth year from planting	Applicant	Regional Planning
<b>Traffic</b>				
As a means to reducing project's potential impact on the existing roadways and intersections, the following mitigation measures shall be implemented: <u>1. Normandie Avenue at Torrance Boulevard</u> Prior to issuance of any building permits, the applicant shall contribute to upgrade the signal	Contribution of traffic fees	Prior to issuance of any building permits	Applicant	Public Works

to be connected to the City of Los Angeles Department of Transportation Automatic Traffic Surveillance and Control System. The project's pro-rata share is nine percent.				
<u>2. Normandie Avenue at Carson Street</u> Prior to issuance of any building or grading permits, whichever occurs first, the applicant shall contribute to upgrade the signal to be connected to the City of Los Angeles Department of Transportation Automatic Traffic Surveillance and Control System. The project's pro-rata share is nine percent.	Contribution of traffic fees	Prior to issuance of any building permits	Applicant	Public Works
<u>3. Vermont Avenue at Torrance Boulevard</u> Prior to issuance of any building permits, the applicant shall prepare a feasibility study and conceptual striping and signal modification plans for the following improvements and submit them to the DPW for final approval. The feasibility study shall include a cost	Submittal and approval of a feasibility study and conceptual striping and signal modification plans	Prior to issuance of any building permits	Applicant	Public Works

<p>estimate/analysis and the applicant will be responsible for three percent of the total final cost. A copy of the report shall be submitted to DRP.</p> <p>(7) North Approach: the applicant is responsible for the improvement of one exclusive left-turn lane, two through lanes, and one shared through/right-turn lane (i.e., convert the exclusive right-turn lane to shared through/right-turn lane).</p> <p>(8) South Approach: the applicant is responsible for the improvement of one exclusive left-turn lane, two through lanes, and one shared through/right-turn lane (i.e.,</p>				
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convert the exclusive right-turn lane to shared through/right-turn lane).				
<b>Environmental Safety</b>				
To mitigate project's potential impacts related to environmental safety from soil contamination, the applicant shall complete the remediation work as described in the "Environmental Mitigation and Management Plan for Soil Contamination" and obtain final approval from the Los Angeles County Fire Department prior to issuance of grading permit for subdivision implementation. A copy of the final approval shall be submitted to the Regional Water Quality Control Board, the Department of Toxic Substances Control, and the DRP.	Completion or remediation work and obtain final approval from the LA Co FD.	Prior to issuance of grading permit	Applicant	Los Angeles County Fire Department Health Hazardous Materials Division
<b>Cultural Resources</b>				
As a means of mitigating project's potential impacts on cultural resources, the applicant shall	Suspension of construction activities	Upon encountering of potential cultural resources	Applicant	Regional Planning

agree to suspend construction in the vicinity of a cultural resource encountered during ground-disturbing activities at the site, and leave the resource in place until a qualified archaeologist can examine them and determine appropriate mitigation measures permits.				
A copy of the monitoring report prepared by the project archaeology shall be submitted to the DRP prior to issuance of any building	Submittal and approval of monitoring report	Prior to issuance of any building permits	Applicant/ Archaeologist	Regional Planning
<b>Mitigation Compliance</b>				
As a means of ensuring compliance of all above mitigation measures, the applicant or Homeowners' Association is responsible for submitting annual mitigation compliance report to the DRP for review and for replenishing the mitigation monitoring account if necessary. A copy of the CC&R's shall be submitted to the DRP for approval and subsequently recorded with the final map.	Acceptance of CUP conditions. Review and approval of CC&Rs.	Prior to recordation of final map	Applicant/Homeowners Association	Regional Planning

